

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT  
**NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: San Bernardino County Clerk of the Board  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

and

Governor's Office of Planning & Research  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

From: City of Redlands, Development Services Department  
P.O. Box 3005  
35 Cajon Street, Suite 20  
Redlands, CA 92373

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092.3.

**Project Title:** Proposed Multi-Tenant Industrial Warehouse Project Commission Review and Approval (CRA No. 912), Demolition Permit No. 339, and Lot Line Adjustment No. 656

	Jocelyn Torres, Assistant Planner	(909) 798 – 7555 ext. 1797
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

**Project Location**

The project site is located at 10797 New Jersey Street and 10843 New Jersey Street on the east side on New Jersey Street, south of Park Avenue and north of Citrus Avenue (APNs: 0292-154-09, and 21) in the City of Redlands, California.

**Project Description**

The Applicant (LDC Industrial Realty, LLC) is requesting a Commission Review and Approval (CRA 912) to construct and operate a 179,400 square-foot multi-tenant industrial warehouse, Demolition Permit No. 339 to demolish a single-family residence, and approval of Lot Line Adjustment No. 656 to merge two parcels. The Project would occur on a 9.01-acre site located on New Jersey Street. The Project Site is designated Commercial/Industrial as identified in both the City of Redlands' General Plan and the East Valley Corridor Specific Plan. The northern parcel (APN No. 0292-154-09) was the former Bracken Bird Farm, which closed in March 2018 and is currently vacant. The southern parcel (0292-154-21) contains a single-family residence. The Proposed Project includes a 179,400 square-foot warehouse building, office space totaling 5,000 square feet and 19 loading truck docks. The Project would include approximately 60,731 square feet of landscaping along the boundaries of the site. The maximum height of the warehouse would not exceed 50 feet.

The project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Public Review Process**

This is to advise that there is no substantial evidence of any potentially significant impacts from the project, and the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a recommendation for the proposed project. After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines.

The Initial Study is available for review online at the Planning Division website at [www.cityofredlands.org/planning](http://www.cityofredlands.org/planning) (select the Environmental Documents page).

**The proposed Mitigated Negative Declaration will be available for public review and comment from January 18, 2021, through February 17, 2021.** Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on February 17, 2021**, to the City of Redlands Planning Division.

Written comments may be sent by U.S. Mail to the following address:  
City of Redlands, Planning Division  
Attn: Jocelyn Torres, Assistant Planner  
P.O. Box 3005  
Redlands, CA 92373

Written comments may be submitted via e-mail to: [JTorres@cityofredlands.org](mailto:JTorres@cityofredlands.org)

Written comments may be submitted via facsimile to: (909) 792-8715

**Deadline to submit written comments:  
February 17, 2021, by 5:30 p.m.**



Jocelyn Torres

Assistant Planner  
Title

January 14, 2021  
Date

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Signature